

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

DESIGNATION REPORT - DISTRICT SUMMARY FORM

District Name Redland District Designation No. 8204
Property Address Intersection of Redland Road and Date of Filing 4/13/82
Coconut Palm Drive (S.W. 187th Ave. Date of Designation _____
and S.W. 248th Street)
Owner and Address Multiple - See individual site forms

Legal Description of District: Subdivision _____ Lot _____ Block _____

Section 26, T. 56 S., R. 38 E. P.O.B. NE cor of Sec. 26 thence S 660', W 348.5',

SEE CONTINUATION SHEET

Physical Description of District (note salient architectural or archeological features, attach photo if necessary):

The Redland District is located on the southeast and southwest corners of the intersection of Coconut Palm Drive and Redland Road. The district continues south on both sides of Redland Road approximately 600 feet. On the southwest corner of the district is the Community Methodist Church which is the most architecturally important building in the district. South of the church on the west side of Redland Road are three residences, two of which date from the same era as the church. The third residence is considerably younger, but still very much a part of the character of the district.

On the east side of Redland Road is the Redland Fruit and Spice Park which contains two important structures. The Redland Schoolhouse is a rare and early example of once pervasive one-room school buildings in rural Dade County. The second building, of which only the oolitic limestone facing is historically important architectural material, is representative of early twentieth century architecture.

SEE CONTINUATION SHEET

Statement of Significance (note architects, famous persons, events, prominent citizens, etc., or if no significance say so):

The intersection of S.W. 187th Avenue (Redland Road) and S.W. 248th Street (Coconut Palm) is endowed with several sites that are significant to the history of the Redland area and Dade County as a whole. Redland was founded as a residential/agricultural community around the turn of the century.

The unofficial boundaries of the area known as Redland are: on the north, S.W. 184th Street (Eureka Drive); on the south, S.W. 283rd Street (Biscayne Drive); on the east, the Everglades; and, on the west, S.W. 187th Avenue (Krome Avenue). Redland Road or S.W. 187th Avenue was the main access road to the area in its early days.

People were attracted to settle in this region because of the rich soil which was distinguished by a red color (hence, the name Redland), and because many people believed that the F.E.C. railroad was going to be extended to Key West via Cape Sable.

SEE CONTINUATION SHEET

Bibliographic References (note specific references to this property, i.e. Permit No., etc.):

Dade County, Florida. Recorder's Office. Deed Abstracts.

Taylor, Jean. "Redland," (unpublished report on file at the Historical Museum of Southern Florida). Miami, Florida, 1981.

(See individual site forms for further references.)

Special Standards for Certificates of Appropriateness (note the properties only requiring a Certificate of Appropriateness for new construction):

See individual site forms

CONTINUATION SHEET:

Continuation of Legal Description of District:

N 660', E. 348.5' to P.O.B. (approximately 5.28 acres) and Section 25, T. 56 S., R. 38 E. NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ (20 acres).

Continuation of Statement of Significance:

Had that been the case, Redland would have become a commercial center. Instead, it has remained a relatively sparsely populated rural and agricultural community of small, individual wood frame houses, barns, country stores and small churches. Reminiscent of the character of much of Dade County before the real estate boom of the 1920s.

Among the first homesteaders in Redland were Daniel Roberts and George Kosel who both filed for homesteads in 1900. Kosel's mother, Bodil Kosel filed another claim near her son's in 1904. In 1913, Mrs. Kosel donated a one-acre tract of land in the northeast corner of her homestead to the Redland Methodist Church. (see individual site form for 24800 S.W. 187th Avenue). In the following years, she sold several small parcels to people who built homes on them (see individual site form for 24830, 24850 and 24890 S.W. 187th Avenue).

Dan Roberts donated a portion of his homestead to the Dade County Board of Public Instruction in 1906 when residents of the area needed a school for their children. The original school building and another early structure still stand on this property which is now the Redland Fruit and Spice Park (see individual site form for 24801 S.W. 187th Avenue).

The above mentioned properties are being proposed as a historic district for several reasons. Two of the buildings in the district, the church and school building, are of major historic significance to the area because of their age and use. Another building in the Fruit and Spice Park, although it has been altered, is also significant because of its age and early function. It was built in 1915 as a horticultural research laboratory and during World War I served as an American Red Cross station for rolling bandages. The park itself is a unique feature in Dade County because of the extraordinary variety of fruit bearing trees located there. It is an appropriate attraction for the Redland area whose residents, from the turn of the century until current times, have made their living by maintaining small fruit groves, nurseries and farms. The three small houses south of the church are important to the district because of the visual and architectural continuity they provide. Although the houses are not quite as old as the other structures, dating from circa 1925 to 1930, they are typical of the neat carpenter-built wood frame rural farm houses characteristic of Redland. There are other sites in Redland worthy of individual designation, however, they do not warrant being included in the district because they are separated by modern construction.

Continuation of Physical Description of District:

The district as a whole reflects a mixture of buildings that were evident in rural crossroad communities in Dade County and throughout the southeast. Often community buildings, like churches and schools, were located at intersections of well travelled roads. The Redland District is a very well preserved and good example of this kind of crossroad community. The church and school are located at the intersection with residences to either side. With the development of the park and the retention of the rural character of Redland as a whole, this crossroad community has remained visually and architecturally intact.

Impacts - Impact of the designation on proposed public improvements, renewal projects or private development.

Draft Resolution Designating the District:

Whereas, the Redland District is a well preserved and rare example of a rural crossroads community in Dade County, and

Whereas, the Redland District is historically significant for its development at the turn of the century which is largely intact, and

Whereas, the preservation of Dade County's historic districts is in the best interest of Dade County and its citizens, and

Whereas, the Redland District is located in Section 26, T. 56 S., R. 38 E. P.O.B. NE cbr of Section 26 thence S 660', W. 348.5', N 660', E 348.5' to P.O.B. (approximately 5.28 acres) and Section 25, T. 56 S., R. 38 E. NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ (20 acres), which includes the following addresses: Redland Methodist Church, 24800 S.W. 187th Avenue; Redland Fruit and Spice Park, 24801 S.W. 187th Avenue; and the residences at 24830, 24850, and 24890 S.W. 187th Avenue,

Now, therefore, be it resolved that the Historic Preservation Board on Thursday, April 29, 1982 has designated the Redland District as a historic district pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the Redland District is subject to all rights, privileges and requirements of that ordinance.

Staff Recommendation:

Staff recommends the designation of the Redland District as a district, according to the draft resolution.